

## 30 Ponton Road, London

**Asking Price £675,000**

A wonderful one bedroom apartment situated in the popular Residence development, located within the Nine Elms regeneration area with beneficial links to transport including Battersea, Vauxhall and Nine Elms Station.

Featuring an open plan kitchen and living space, the apartment includes AEG fully integrated appliances, such as a washer/dryer, oven and microwave, as well as underfloor heating throughout. The apartment also benefits from a spacious balcony.

Residents will also benefit from the fantastic on site amenities including the gym, yoga room, private cinema and meeting rooms, as well as a communal outdoor area.

Approximately 990 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask agent  
Service charge amount: approx. Ask agent  
Service charge review period: N/A  
Council tax band: E Wandsworth

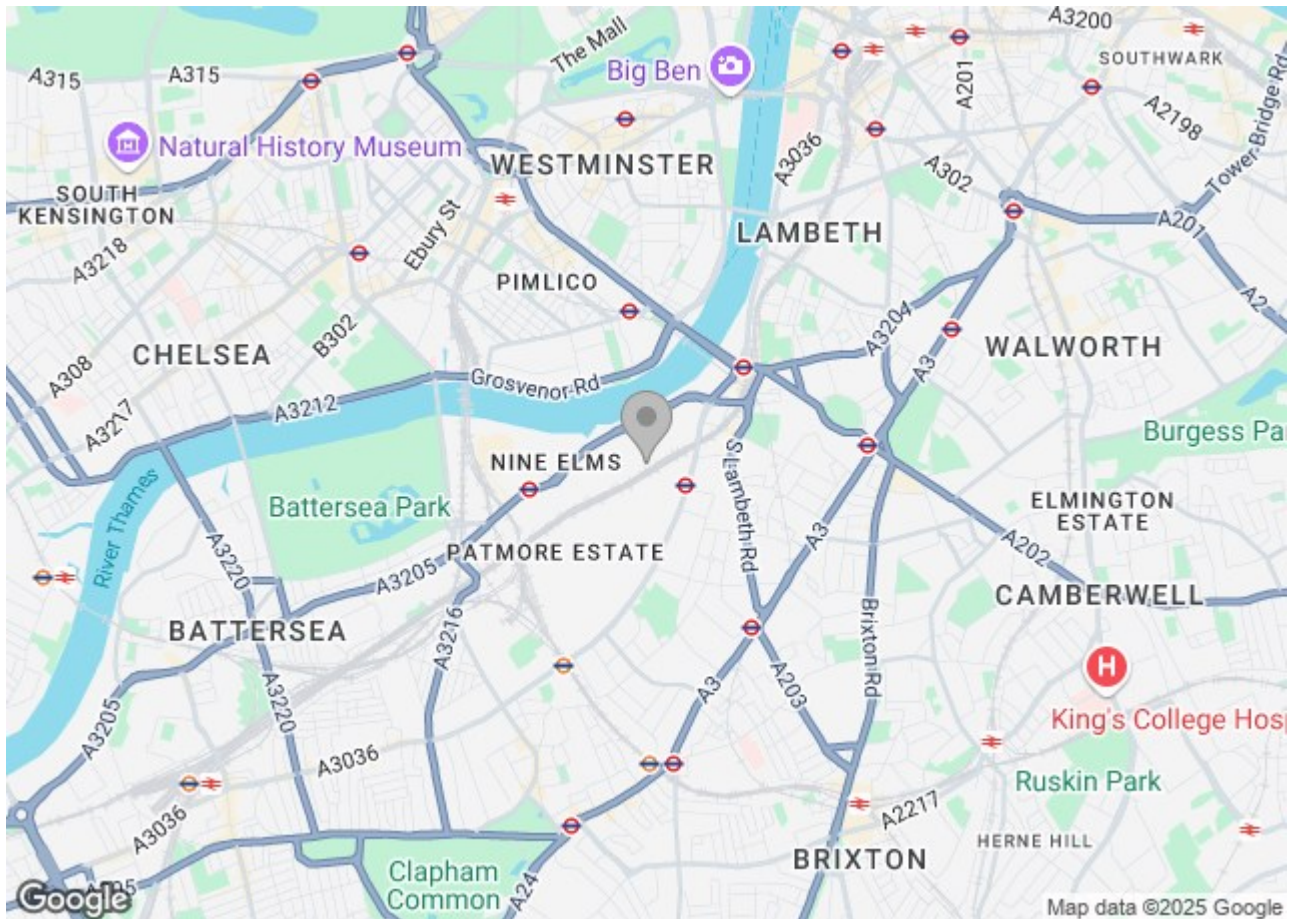
Electricity supply – Mains | Heating - Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP  
| Lift Access | Parking No | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

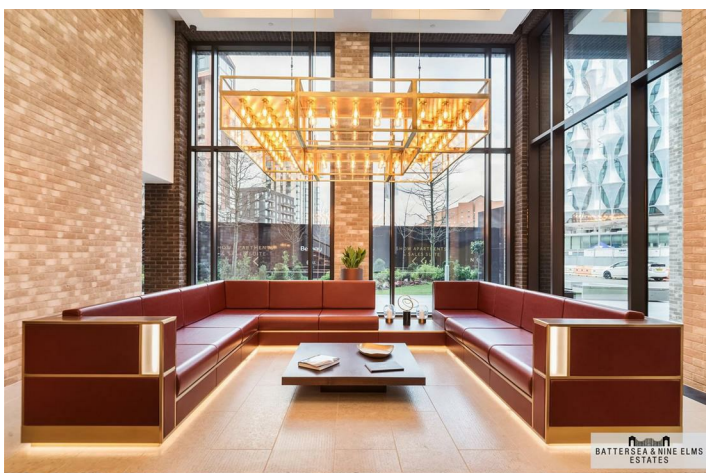
# 30 Ponton Road London



- One Bedroom
- 24 Hour concierge
- Dishwasher & combination washer/ dryer
- Underfloor heating
- Residents gym
- Meeting room
- Zone 1 transport links







Madeira Tower,  
The Residence,  
Ponton Road, SW8  
Approximate Gross Internal Area  
50.00 sq m / 538 sq ft

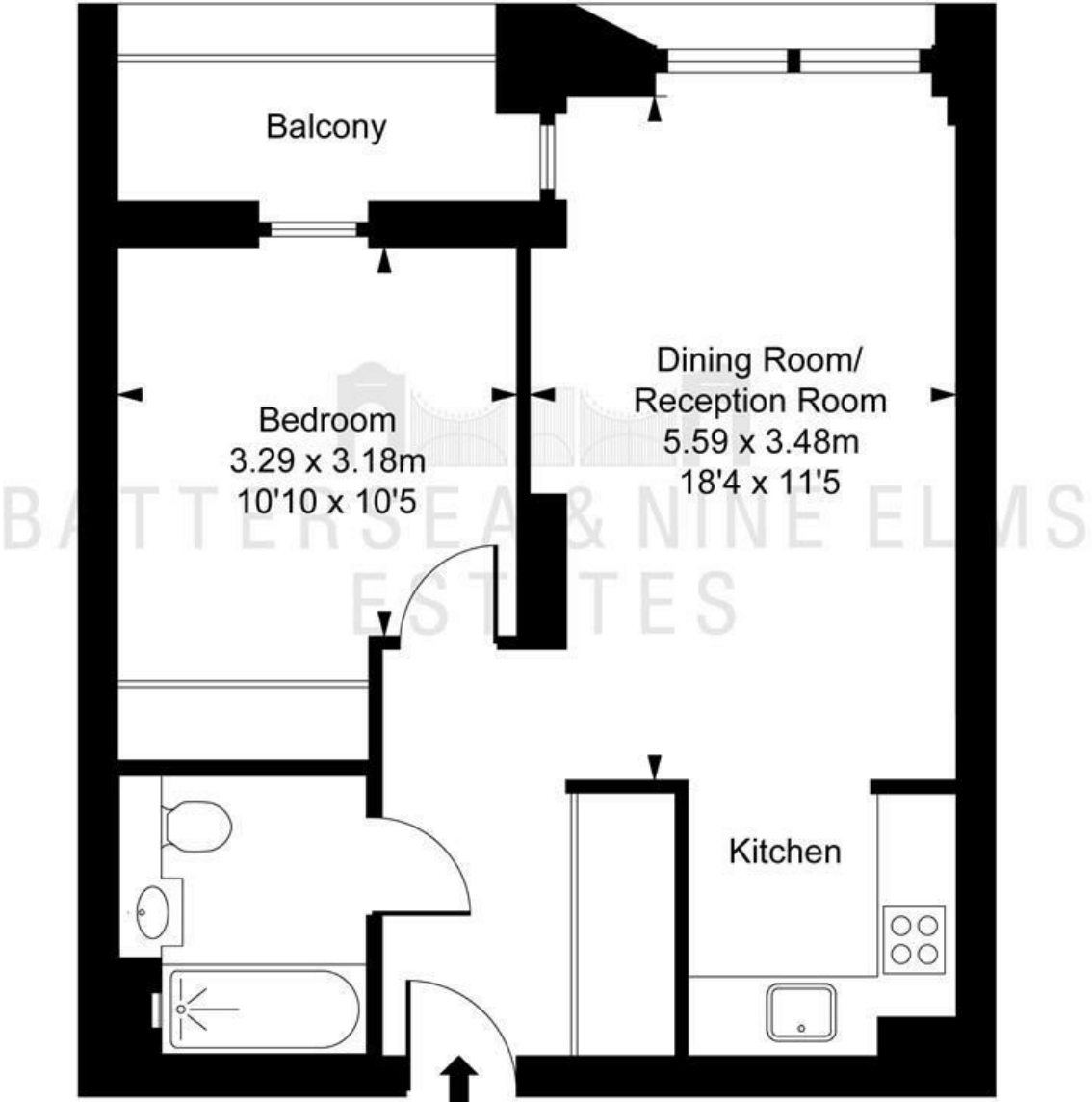


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	